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भारतीय गैर न्यायिक
10000 रु.
दस
हजार रुपये
10000 रु.
भारत INDIA
INDIA NON JUDICIAL

App. Bank no. 1122118

06AA 477386

Buy Declaration no 1115
dt 3.12.07



Alexandra Kumar Agarwal

Alexandra Kumar Agarwal

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 3rd day of DECEMBER, Two Thousand Seven BY & BETWEEN (1) SRI GOPAL KRISHNA AGARSALLA, son of Prabhudayal Agarwalla (2) SMT. SULOCHANA DEVI, wife of Late Ramkrishna Agarwalla (3) SRI BHUPENDRA AGARWALLA (4) SRI SURENDRA AGARWALLA (5) SRI RABINDRA KUMAR AGARWALLA (6) SRI S. TYENDRA KUMAR AGARWALLA (7) SRI AMARENDRA KUMAR AGARWALLA, sons of Late Ram Krishna Agarwalla (8) SMT. ANJU AGARWALLA wife of Late Dharendra Kumar Agarwalla (9) SRI ROHIT AGARWALLA, son of Late Dharendra Kumar Agarwalla (10) SRI NARENDRA KUMAR AGARWALLA, son of Prabhudayal Agarwalla (11) SRI MAHENDRA KUMAR AGARWALLA, son of Late Ram Krishna Agarsalla, all by faith Hindu, by caste Agarwalla, by occupation Business, resident of Lalbazar Jharia, P.S. Jharia District Dhanbad hereinafter called and referred

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Salv 2.50
Free 0.00
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Janta
3.12

12
03.12.07



M. S. Kumar
3/12/07

M. S. Kumar
Attest



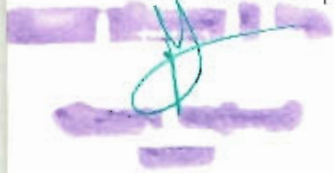
-- 2 --

to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: On behalf of the Vendor no. 1 to 9 their constituted Attorney vendor No. 10 and 11 vide Power No. IV-50 dt. 1.3.1994 Reqd. at Dhanbad sub registry office.

AND IN FAVOUR OF

SRIMATI NICOTI DEVI, wife of Sri Hiralal Mahato, by faith Hindu, by occupation Housewife, resident of Saraidhella P.S. Saraidhella, District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors administrators, legal representatives and assigns) of the

019212/02



2769/07-08
Niyati Devi
Saranchella Dhanbar
11,000/- (10000 + 1000)
3/11/07

105
3/6/07



Mahendra Kumar Agastha
3/12/07



3.12.07

106
3/6/07



Tahir Hussain
3/12/07



झारखण्ड JHARKHAND

307268

Akshay Kumar
Agarwalla
3/12/07
Mahendra Kumar
Agarwalla

--: 3 :-

WHEREAS the land which is morefully described in the schedule below previously purchased by Smt. Tarabini Devi, Wife of Sjt. Prabhudayal Agarwalla, by virtue of Regd. Deed of Sale being No. 17537 dt. 5.11.1969 from Arun Mondal and others of Kalakuma, registered at Dhanbad sub registry office and was in peaceful and undisturbed possession thereof by mutating her name in the sherista of the Landlord and paying rent for the same under thoka No. 549.

AND WHEREAS after the death of aforesaid Tarabini Devi the vendors are inheriting and enjoying the same peaceful by virtue of inheritance being the legal heirs and successors by constructing houses etc. thereon and living thereon peacefully.



झारखण्ड JHARKHAND

307269

Shreendro Kumar Agarwal
3/12/07

Mahendra Kumar
Agarwal

-- 4 --

AND WHEREAS the vendors while thus in peaceful and undis-
turbed possession over the property became desirous of
selling the property unto a willing purchaser to meet their
personal expenses.

AND WHEREAS the purchaser knowing the intention of the
vendors has agreed to purchase the said property and offer
to pay a sum of Rs.98,500/--(Rupees ninety eight thousand
five hundred) only, as the highest consideration thereof
which the vendors have accepted, but as per valuation fixed
by the Govt. the purchaser is paying stamp duty and regis-
tration fees for Rs.3,00,000/--(Rupees three lacs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.98,500/--(Rupees
ninety eight thousand five hundred) only, has been paid by
the purchaser to the vendors (the receipt whereof the
vendors doth hereby admit and acknowledge) for the sale

Handwritten notes in the right margin:
Khandra Khandra
Khandra Khandra
Khandra

of the said property which is morefully described in the schedule below and in consideration of the terms, condition and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to ~~free from all encumbrances whatsoever~~ TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the ~~payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage or otherwise as the purchaser likes.~~

That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in anyway or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owner of the property or has other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 75 paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this sale deed.

That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring

Mansabdar H. H.
Mansabdar H. H.

to the purchaser to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

IN WITNESS WHEREOF the vendors have set and subscribed their hands out of their own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza KALAKUSMA, P.S. Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSMA, Mouza No.12

KHATA NO.9(NINE)

PLOT NO.1970 out of which measuring an area 4 kathas 09 chhataks or to say 7.53 dec. (Seven point five three decimals) of land including one room thatched with Asbestos constructed in the year 2007, Plinth area 100 sqft. is hereby sold by this sale deed.

As per plan attached herewith and shown in colour Red which is butted and bounded as follows:-

- NORTH: 14 feet wide Proposed Rasta. left by the vendors
- SOUTH: Plot No.1971
- EAST: Part of Plot No.1970
- WEST: Plot No.1971

Valuation of land	...	Rs. <u>2,65,000/-</u>
Valuation of construction		Rs. <u>35,000/-</u>

Certified that the duplicate is the true and exact copy of the original.

WITNESSES:

1. Tahir Hussain
Koradik Dhanbad

2. Goutam Kumar
Chatterjee
Dhanbad
3.12.07

Mansabdar Hum as Ag.
sign. of the vendors. 3/12/07

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अध्यापक कुमारी अज्ञाना
3/12/07
प्राध्यापिका कुमारी अज्ञाना



Certified that the finger prints of left hand of the vendors and purchaser whose photographs affixed in the document have been duly obtained before me.

P. N. Banerjee (Adv.)

ENRL no - 1040/02

Signature

Licence No.

Seller :- 1. Smt Navendra Kumari Agarwalla, s/o. Late Prabh Dayal Agarwalla.
 2. Smt Mahendra Kumari Agarwalla, s/o. Late Ram Krishna Agarwalla.
 of Lal Bazar Thoria, P.S. Thoria, Dist: Dhanbad.

Purchaser :- Smt Niloti Devi, w/o. Smt Hiralal Mahato of Saraidhela
 P.S. Saraidhela, Dist: Dhanbad.

Schedule :- Mouza :- Kalokusma, No: 12, Khata No: 9
 Plot No: 1970, Area: 4 Katha 9 Chhatok.

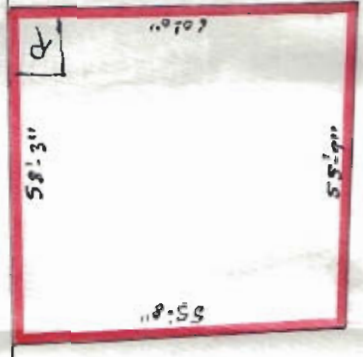
Boundary :- North :- 14'0" wide proposed Rasta.
 South :- Plot No: 1971
 East :- Part of Plot No: 1970.
 West :- Plot No: 1971

Shown in Colour Red.



Aghren & C. Kumar Agarwalla
 31/12/07
 Mahendra Kumari Agarwalla
 31/12/07

14'0" wide proposed Rasta.



Not To Scale.

SCALE = 1" = 330'

TRACED BY :- Redhargh